



**CITY OF SUNNYVALE
REPORT
Administrative Hearing**

August 11, 2004

SUBJECT: **2004-0561** - Application on an 11,129 square foot site located at **620 Carlisle Way** in an R-0 (Low Density Residential) Zoning District. (309-17-005) RK):

Motion Use Permit to allow for a fence over 7 feet in height within the front yard;

REPORT IN BRIEF

Existing Site Single Family Residential

Conditions

Surrounding Land Uses

North Single Family Residential

South Single Family Residential

East Single Family Residential

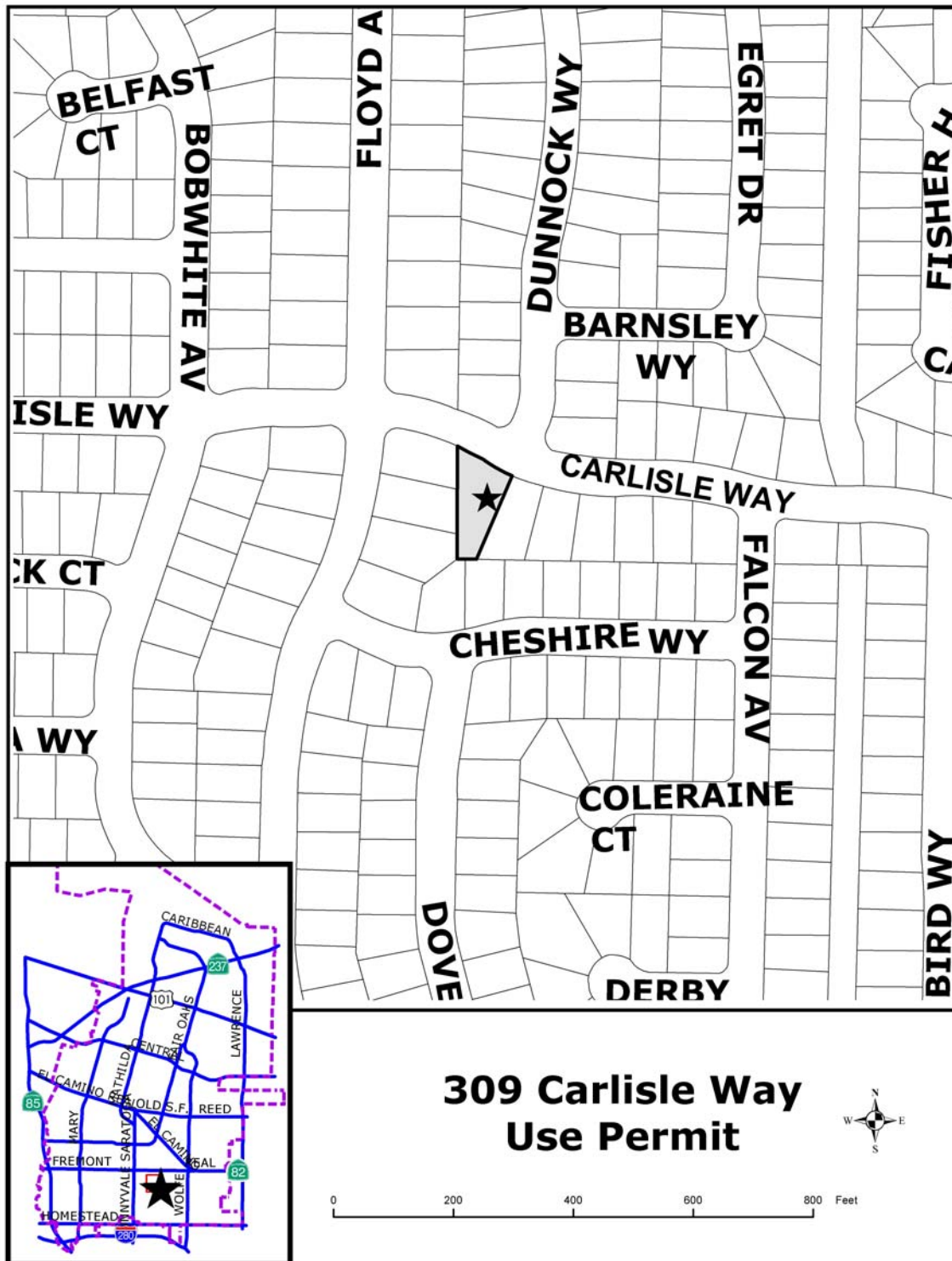
West Single Family Residential

Issues Aesthetics, Compatibility with neighborhood

Environmental Status A Class 11 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Approve with conditions

Recommendation



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	
Zoning District	R-0	Same	---
Lot Size (s.f.)	11,129	Same	8,000 min.

ANALYSIS**Background**

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
2003-0383	Removal of Sequoia tree in back yard	Approved/Staff	5/30/03
2002-0033	Design Review for 600 s.f. addition to side and rear of house	Approved/Staff	1/17/02

Description of Proposed Project

The proposed project is for a fence over seven feet in height in the required front yard. The new fence replaces an existing fence of the same height that had been constructed without permits. The Neighborhood Preservation Division had originally contacted the property owner to inform the applicant the requirement for a permit.

Environmental Review

A Class 11 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City guidelines. Class 11 Categorical Exemptions includes the construction of accessory structures.

Use Permit

Use: The applicant intended the fence to replace an earlier fence built at the same height. Additionally, the applicant has stated that the fence provides screening for a recreational vehicle that would be stored in the rear or side yard. A photo of the pre-existing fence is located in Attachment #4. It appears

that at certain locations near the home and at the sidewalk nearest to the adjacent neighbor, the previous fence did not contain a lattice feature. The current proposal includes a lattice extension consistently throughout the fence.

Site Layout: The property is situated across from the intersection of Carlisle Way and Dunnock Way. The proposed front yard fence (already built) extends from the gate at the right side of the house towards the street in various directions and adjoins with the neighbor's existing wood fence. (See Site Plan in Attachment #3.)

Fence Design: The proposed fence is constructed of redwood and consists of a board-on-board design (5'6" in height) with a 2' lattice. The height of a fence in the front yard is determined by measuring from the nearest public curb. The grade of the property slopes up towards the house. The maximum height, which is measured from the top of curb, would reach a maximum 8' 6" near the garage. The fence height is 8' in certain locations within the front yard (See Site Plan in Attachment #3 for more detail).

Landscaping: Existing shrubs and trees lie in front of portions of the new fence. Staff recommends that the applicant install increased landscaping in the form of either shrubs or vines along the fence area near the sidewalk (Condition of Approval #3). Increased landscaping may soften the visual impact of the fence along the sidewalk. (See the recommended area in the proposed Site Plan in Attachment #3 for more detail).

Parking/Circulation: The site provides the required two cars for the single family use of the property. The application includes a gate located at the right side of the property within the front yard. The applicant expects to utilize this new gate on infrequent occasions to enable the parking of a recreational vehicle within the rear yard. An additional curb cut is not proposed at this location and is prohibited according to Sunnyvale Municipal Code.

Compliance with Development Standards

The site meets all development standards for the single family homes located within the R-0 Zoning District. All proposed fences that exceed seven feet in height are required a Use Permit according to Sunnyvale Municipal Code Section 19.48.

Expected Impact on the Surroundings

As noted previously, the fence has already been built. Staff has recommended conditions of approval to mitigate the visual impact of the new fence from the public street. The neighboring properties would not share the fence proposed with this application. Currently, a six foot good neighbor fence is shared by

each property. Photos of fences that exceed 6 feet in the neighborhood can be viewed in Attachment 5. Staff believes that the proposed fence will not have a significant impact and is in character with other fences constructed within the neighborhood

Findings, General Plan Goals and Conditions of Approval

Staff was able to make the required Findings based on the justifications for the Use Permit.

- Findings and General Plan Goals are located in Attachment 1.
- Conditions of Approval are located in Attachment 2.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 8 notices mailed to the adjacent property owners of the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Alternatives

1. Approve the Use Permit with the attached conditions.
2. Approve the Use Permit with modified conditions.
3. Deny the Use Permit.

Recommendation

Recommend Alternative 1.

Prepared by:

Ryan M. Kuchenig
Project Planner

Reviewed by:

Diana O'Dell
Senior Planner

Attachments:

1. Recommended Findings
2. Recommended Conditions of Approval
3. Site and Architectural Plans
4. Photos of pre-existing and proposed fence
5. Other front yard fences that exceed 6 feet in the neighborhood.

Recommended Findings - Use Permit

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the height and design of the fence are typical of residential fencing in the neighborhood and provides additional privacy for the side and rear yard of the property. The new fence will also provide screening for a recreational vehicle that the property owner intends to own.

Single Family Home Design Guidelines 3.11 G – *Side fencing may be solid fencing may be solid wood boards, but open lattice work segments at the top of the wall are softer in appearance and encouraged.*

In the case, the proposed front yard fence would contain a 2' lattice on top of a 5'6" board-on-board fence.

2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District. The proposed fence is not out of character in terms of scale and appearance with fences located on other properties within the neighborhood. The landscaping and staggered layout of the fence presents an improved visual appearance of the site from the public view. In addition, the fence does not obstruct the view of the house from the street. The lot still maintains an open appearance with a visible entry way.

Recommended Conditions of Approval - Use Permit

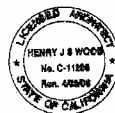
In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. The two-year expiration date of the Use Permit shall be measured from the date of the approval by the final review authority at a public hearing if the approval is not exercised.
2. The applicant shall obtain a building permit within three months from the date of approval.
3. Additional landscaping in the form of shrubs or vines shall be installed in front of the fence, located near the sidewalk, as specified in Attachment #3. New landscaping shall be noted on revised plans submitted for the building permit.

HENRY WOOD
ARCHITECT A.I.A.

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650.961.6220 FAX
hjsw@pacbell.net EMAIL



REVISIONS _____ DATE _____

PROJECT TITLE

ADDITION AND ALTERATIONS FOR

PAUL & ANGELA
MCINTYRE
620 CARLISLE WAY
SUNNYVALE,
CA 94087

SHEET TITLE :

SITE PLANS

DATE 8 MAY '02
PLANCHICK SET

SCALE AS NOTED

DRAWN HJSW

JOB 9924

SHEET

A 2

OF 5 SHEET

ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE REPRODUCED, COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

EXISTING CONDITION NOTES

1. (E) CONSTRUCTION WOOD FRAMED
PAINTED STUCCO W/ RAISED FLOOR
OF 2x1 & G PLANK SUBFLOOR OVER
4x8 GRID & POST SYSTEM
2. (E) COMPOSITION SHINGLE ROOF
3. (E) ATIC R-11 BATT INSULATION WITH
1" LAYER OF BLOWN CELLULOSE ON ABOVE
4. (E) WALLS BLOWN-IN CELLULOSE
5. (E) RAISED FLOOR NO INSULATION
6. MIXED STYLE OF WINDOWS
MIXED ADJUST PLAN

DEMOLITION NOTES

WALL TO BE REMOVED

WALL TO KE-600

1. CHIT PAGE AND

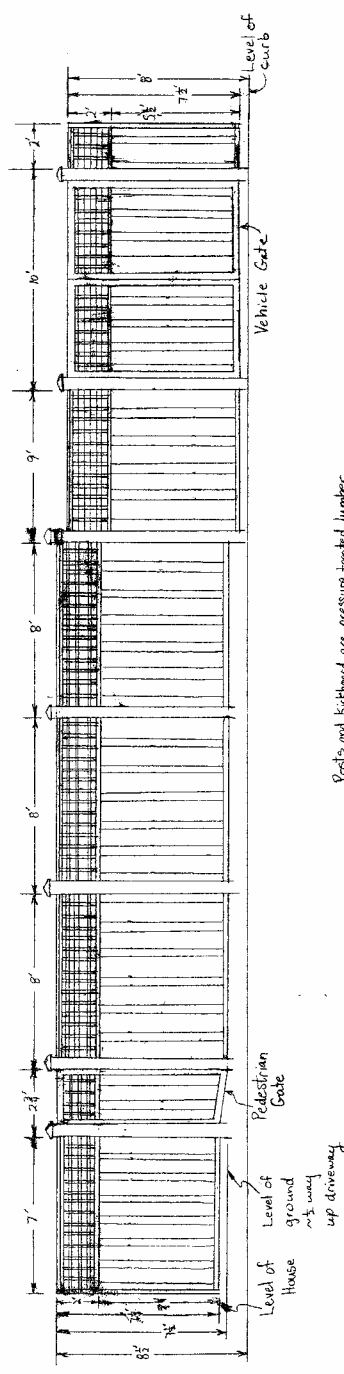
1. CUT BACK AND CAP ALL EXISTING DRAIN LINES, GAS, ELECTRIC AND WATER LINES TO WALLS OR SLAB, IN AREA OF DEMOLITION, FOR REEXISTING FOR NEW WORK.

Construction

- Clear redwood
- 7½' high
- 2' square lattice
- board on board
- 6" x 6" posts
- Federal style caps
- Minimal stepping

EXISTING SITE PLAN
1" = 10'-0"

Rebuild of Existing Fence - Elevation	
SCALE: 1" = 3'-0"	APPROVED BY:
DATE: 7/14/04	DRAWN BY:
	REVISED:
620 Carlisle Way	
Anaela McIntyre 408-278-8833	



Posts and railboard are pressure treated lumber
 Posts are set 3 ft in ground with concrete
 Posts are 6"x6" with caps
 Board on board construction
 Clear redwood boards

Contractors:
 Fence Man - Scott 408-482-3908
 Ground Works - Jim C. 408-378-8883

Use Permit 2004-0561 - 620 Carlisle Way

Fence built by previous owner



Proposed fence



Other Fences in the Neighborhood

